

STAFF REPORT

December 5, 2002

No. 02PL118 - Preliminary and Final Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Dan O'Brien
REQUEST	No. 02PL118 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Deadwood Avenue Business Park, located in the NE1/4 NW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.95 acres
LOCATION	1141 and 1161 Deadwood Avenue; 1140 Plant Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/Light Industrial District
South:	General Commercial District
East:	General Commercial District/Light Industrial District
West:	General Commercial District/Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	11/04/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat for Lots 1, 2 and 3 of Deadwood Avenue Business Park be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the required drainage and access easements shall be included on the plat document;
2. Prior to Final Plat approval by the City Council, the plat shall be revised to show the dedication of fifteen feet of additional right of way for the applicant's half of an arterial standard street, or a subdivision variance shall be obtained;
3. Prior to Final Plat approval by the City Council, surety shall be posted to replace the expired Letter of Credit to cover the uncompleted sanitary sewer improvements resulting from previous replat action for Lot 10B; and,

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Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, the applicant shall submit a signed encroachment agreement for recording with the Final Plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat application proposing to divide Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract into three lots – Lots 1, 2 and 3 of the Deadwood Avenue Business Park. The Final Plat of Lot 10A of Lot 10 of Tract E of Deadwood Avenue Tract was approved by the City Council on November 20, 2000. Currently, Lot 10A of Lot 10 is zoned General Commercial and is occupied by approximately 20 businesses in three buildings. Proposed Lots 1, 2 and 3 of Deadwood Avenue Business Park will be 2.65 acres, 1.26 acres and 2.04 acres in size, respectively. A companion item (File #02SV047) was submitted to waive the Subdivision Regulations requirement specifying a 100 foot right of way width.

STAFF REVIEW:

Drainage Plan: A drainage plan was submitted for review and approval by the Engineering Division. Part of the drainage plan included a proposed covenant detailing an easement for common drainage across the parking lots for proposed Lots 1, 2 and 3. The City is not a party to this covenant. To ensure that the drainage easement remains in place, staff recommends that the easement be added to the plat.

Access: Common access to proposed Lots 1, 2 and 3 is also detailed in the covenant document referenced above. This access easement is a private easement intended solely for the use of the owners and tenants of the properties referenced above. The easement will allow ingress/egress between the three proposed lots. The easement is intended to be a perpetual easement which can be terminated by written agreement of the owners of Lots 1, 2 and 3. For that reason, staff recommends that an access easement be identified on the plat. This will ensure that the necessary easements are not extinguished without the approval of the City and for the provision of alternate access.

Sanitary Sewer: Information submitted by the applicant indicates that the sanitary sewer line along the North-South segment of Plant Street is adequate to meet the requirements of Chapter 16 of the Subdivision Regulations. It should be noted however that the sanitary sewer line along the East-West segment of Plant Street is incomplete. Approximately 250 feet of sewer line needs to be installed, or surety must be posted to cover the line installation. Staff recommends that the applicant replace the expired Letter of Credit for the required subdivision improvements resulting from previous plat action for Lot 10B.

Lien Street ROW: Lien Street located north of the subject property is identified as a minor arterial street in the Major Street Plan. The existing right of way for Lien Street varies from a minimum width of approximately 70 feet to a maximum width of approximately 80 feet. The minimum required right of way width for a minor arterial street is 100 feet. Based on this information, the applicant must either dedicate additional right of way varying from 15 feet to ten feet in width or obtain a Subdivision Variance.

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Parking: The parking requirement for proposed Lots 1, 2 and 3 is 119, 71 and 81 off-street parking spaces, respectively. According to the site plan submitted by the applicant, proposed Lots 1, 2 and 3 will have 152, 83 and 136 off-street parking spaces, respectively. The off-street parking spaces proposed for the three lots exceed the minimum requirement of the zoning ordinance.

Landscaping: Given the buildings and proposed lot sizes, the landscaping point requirement for proposed Lots 1, 2 and 3 is 97,278, 36,755 and 62,265 points, respectively. The applicant has submitted a site plan showing 99,250, 36,870 and 62,750 landscaping points on proposed Lots 1, 2 and 3, respectively. The existing landscape points exceed the minimum requirement for each proposed lot at the subject property.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.